Item C-06 1 of 5

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2017-0235 **Z.A.P. DATE:** 11/6/18

SUBDIVISION NAME: Bella Fortuna

AREA: 158.2 acres **LOT(S)**: 491

OWNER/APPLICANT: Natural Development Austin, LLC (Eric Willis)

AGENT: Doucet & Associates (Davood Salek)

ADDRESS OF SUBDIVISION: Approx. 13300 Bradshaw Rd

GRIDS: G-10 **COUNTY:** Travis

WATERSHED: Onion Creek **JURISDICTION:** 2-Mile

ET

EXISTING ZONING: N/A MUD: N/A

PROPOSED LAND USE: Single Family, Commercial, Drainage, Landscape, Park

ADMINISTRATIVE WAIVERS: N/A

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on all internal streets.

<u>DEPARTMENT COMMENTS</u>: The request is for approval of the Bella Fortuna Preliminary Plan consisting of 491 lots on 158.2 acres. Water and wastewater will be provided by the City of Austin.

STAFF RECOMMENDATION: The staff recommends approval of this resubdivision. This plan meets all applicable County, State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sarah Sumner **PHONE:** 512-854-7687

Email address: sarah.sumner@traviscountytx.gov

PRELIMINARY PLAN-1

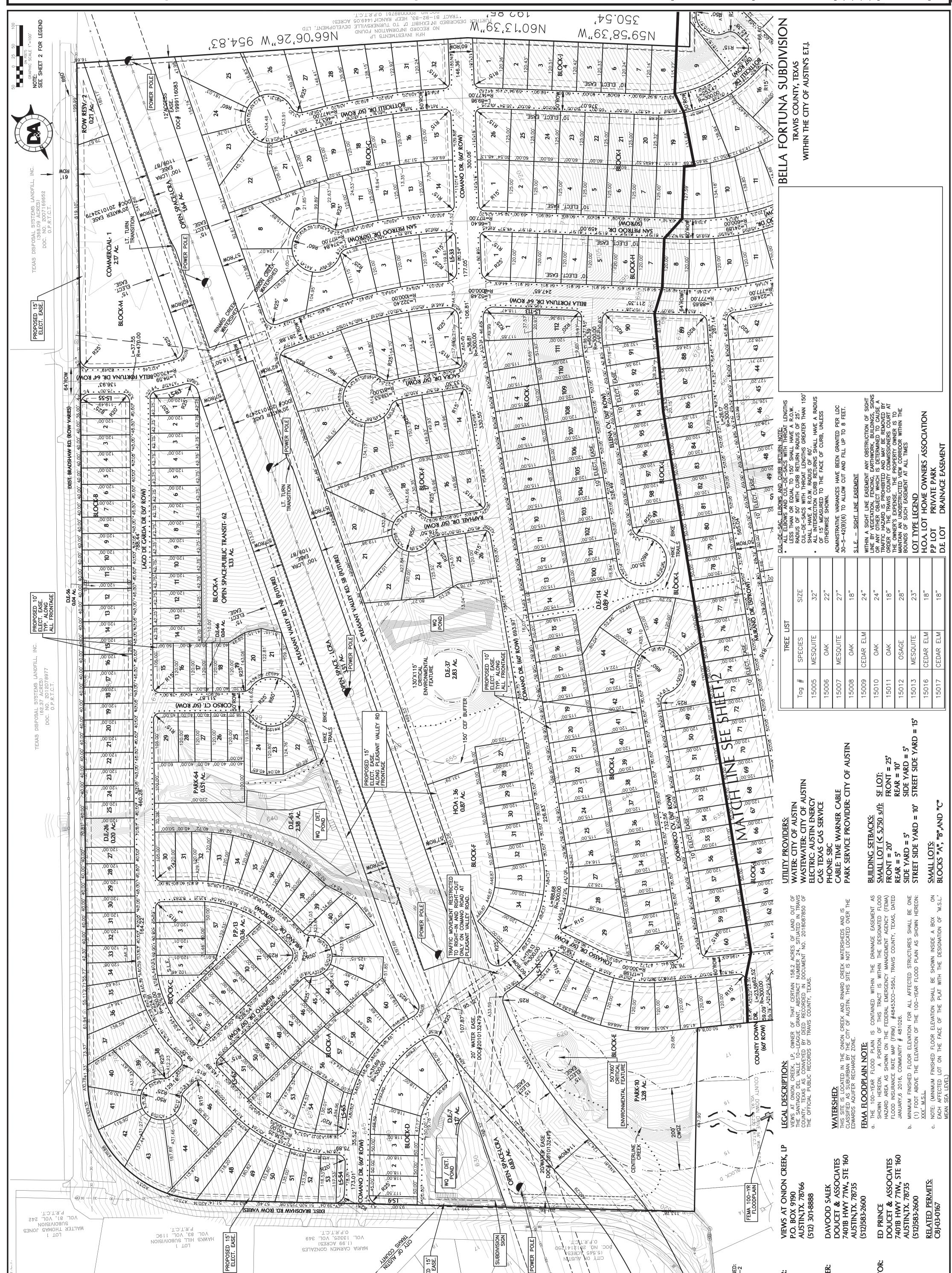
BELLA FORTUNA PRELIMINARY PLAN AUSTIN, TEXAS

HESE PLANS ARE RELEASED
NDER THE AUTHORITY OF
DAVOOD SALEK,P.E.,
BPE#87888, ON 09-20-2018,
THE PURPOSES OF REVIEW
OARE NOT TO BE USED FOR
ONSTRUCTION PRIOR TO
APPROVAL BY
THE CITY OF AUSTIN.

DAVOOD SALEK
32 87888
62 87888
63 87888

Scale: 1"=
Designed: BC
Drawn: BC
Reviewed: DS
Date: 09-20-2018

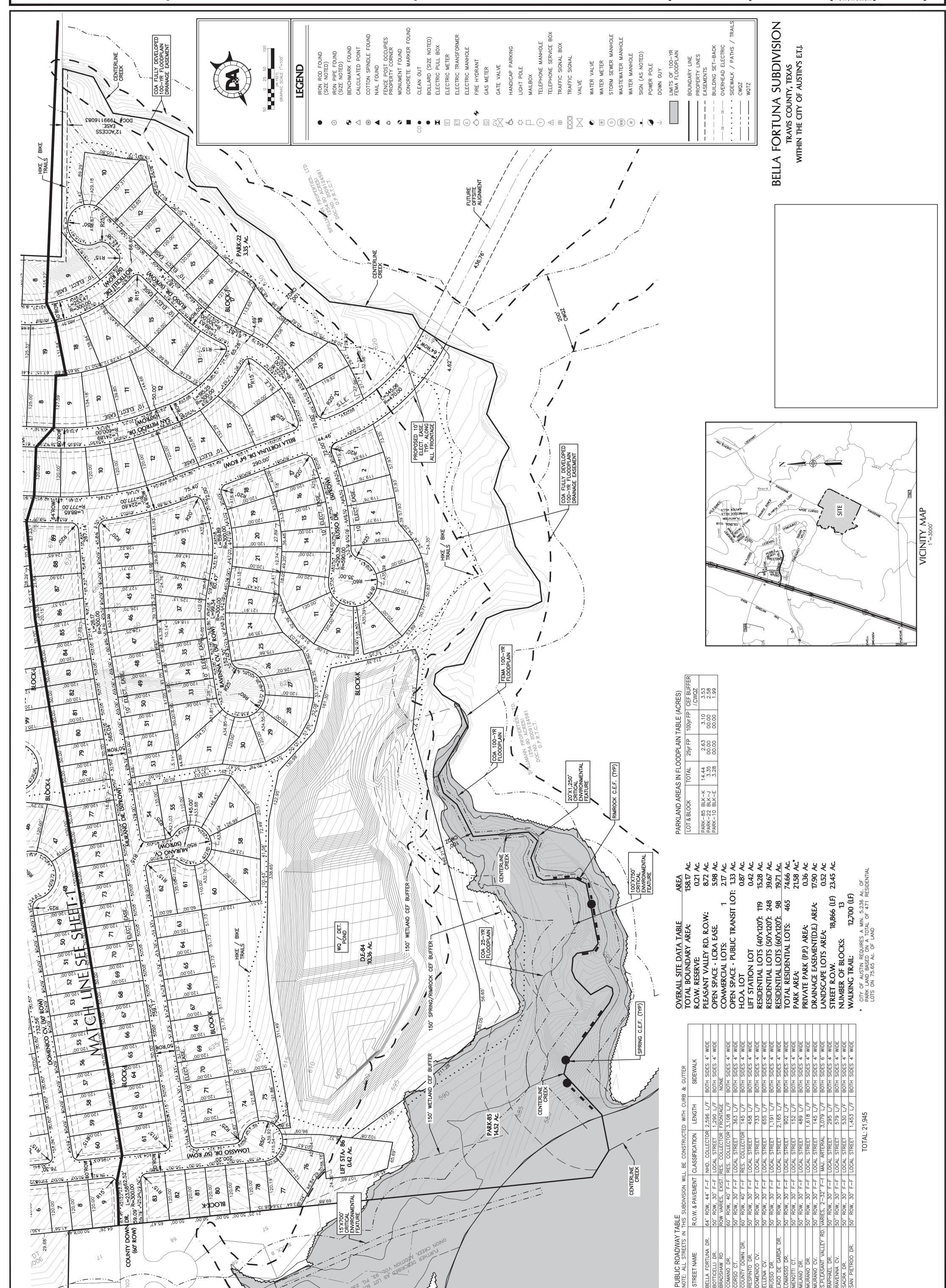
SHEET



www.doucetengineers.com Firm Registration Mumber: 3937 Civil Engineering - Entitlements - Surveying/Mapping 7401 B. Highway 71 W, Suite 160 Austin, Texas 78735, Phone: (512)-583-2600 DOUCET & ASSOCIATES

PRELIMINARY PLAN-2

YEXAS PRELIMINARY PLAN BELLA FORTUNA



STREET NAME

www.doucetengineers.com Austin, Texas 78735, Phone: (512)-583-2600 Civil Engineering - Entitlements - Surveying/Mapping 7401 B. Highway 71 W, Suite 160 CENERAL NOTES TOUCET & ASSOCIATES

Firm Registration Number: 3937

AUSTIN, TEXAS PRELIMINARY PLAN BELLA FORTUNA

Project No.: 1701-001 C8J-2017-0235 BC BC DS 09-20-2 P P

BELLA FORTUNA SUBDIVISION

DRIVEWAYS/ ROADWAYS ARE NOT REQUIRED FOR SUBURBAN WATERSHEDS IMPERVIOUS COVER X GROSS SITE AREA (150.78 * .45) **SUBURBAN WATERSHEDS** ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY TOTAL PROPOSED IMPERVIOUS COVER X 10 % IMPERVIOUS COVER ALLOWED AT

AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLA MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASE ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25—8 OF THE LAND DEVELOPMENT CODE. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION (
REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONINITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENPROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERPROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS
FOR THIS PROJECT.

THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA)
REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTINE ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGE TO THE OWNER.

OWNER MAY NOT PLACE, ERECT, CONSTRUCT OR MAINTAIN WITHIN THE ELECTRIC TEASEMENT:

ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTHOMES, MOBILE HOMES, GARAGES, OR OFFICES,

ANY STRUCTURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISSIO LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONDETTED NATIONAL ELECTRIC SAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE SHEDS, DRADETNTION PONDS WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSOR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE

THE CITY'S ENVIRONMENTAL CRITERIA MANUAL (ECM) SECTIONS 2.4.1.D AND 2.4.2.C STATE, "IN AREAS WHERE UTILITY LINES ARE PRESENT OR PROPOSED ONLY TREES FROM THE UTILITY COMPATIBLE SHAD TREES LIST (SEE APPENDIX F) SHALL BE PLANTED WITHIN. .B) 30 TO 40 LATERAL FEET FROM ANY OVERHEAD TRANSMISSION CONDUCTOR, UNLESS A MORE RESTRICTIVE DEDICATED RIGHT—OF—WAY HAS BEEN ESTABLISHED. . . VARIATIONS TO THESE PLANTING DISTANCES AND SPECIES MAY BE MADE ONI WITH THE EXPLICIT WRITTEN APPROVAL OF AUSTIN ENERGY OR THE AFFECTED UTILITY OWNER."

ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE LOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY (AND OTHER PROPRIATE JURISDICTION).

SEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS TO THE DRAINAGE SEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND PROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.

DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR/HER ASSIGNS.

TOTAL AREA OF THE 150' CEF BUFFER: 145,220 S/F (215' RADIUS) TOTAL DISTURBED AREA WITHIN 150' BUFFER: 55,152 S/F SURFACE AREA OF PROPOSED BIOFILTRATION POND 'C' FOR CEF DISTURBED DETAILS OF THE BIOFILTRATION POND DE SUBDIVISION CONSTRUCTION PLANS.

19. THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAN IS RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAN. WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOME BUILDERS, IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY TDLR. POND FENCING WILL BE COMPLIED WITH DURING

22. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM. 100-YEAR FLOOD PLAIN SHALL BE CONTAINED WITHIN THE

23.

PARKLAND DEDICATION IS REQUIRED PER TITLE 30 OF THE CITY CODE PRIOR TO APPROVAL OF A FINAL PLAT IN THIS SUBDIVISION. THE AREA TO BE DEDICATED IS SHOWN ON THIS PRELIMINARY PLAN AS LOT 10 BLOCK E, LOT 85 BLOCK K, 64 BLOCK A AND LOT 22 BLOCK J. PUBLIC RECREATION EASEMENTS WILL BE PROVIDED ON THESE LOTS AT THE TIME OF FINAL PLAT, AND THE HOMEOWNERS ASSOCIATION WITH MAINTAIN THEM. THESE LOTS SHALL BE DEDICATED TO THE CITY UPON ANNEXATION FOR ALL PURPOSES AND THEREAFTER MAINTAINED BY THE CITY. TOGETHER, THESE LOTS SATISFY THE PARKLAND DEDICATION REQUIREMENTS FOR 465 SINGLE—FAMILY LOTS.

THERE ARE 5 KNOWN CEF'S ON OR WITHIN 150 FEET OF

20. SECTION 1.2.4.E.1(A), 1.2.4.E.4 AND 1.2.4.E.5 CONCERNING THE CONSTRUCTION DOCUMENT PHASE.

AY DESIGN SHALL COMPLY WITH THE CITY OF AUSTIN AND TRAVIS COUNTY DESIGN STANDARDS.

26. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: BRADSHAW RD., BELLA FORTUNA DR., BOTTICELLI DR., COMANO DR., CORSO CT., COUNTY DOWN DR., RESPINTO DR., DOMENICO CV., ELLENA CV., RUSSO DR., LAGO DE GARDA DR., LOMASSO DR., MENOTTI CT., MILANO DR., MURANO CV., S. PLEASANT VALLEY RD.(FUTURE), RAPHAEL DR., RAVENNA CV., SACRA DR. AND SAN PIETROO DR.

THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. FACILITIES SHALL BE PROVIDED ON ALL COMMERC 25. OFF STREET LOADING AND UNLOADING LOTS.

IAL AND INDUSTRIAL

IS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO CONSTRUCTION ON THIS SITE.

ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING ALL STREETS SHOWN ON THIS PRELIMINARY PLAN.

RESIDENTIAL DEVELOPMENT IS PROHIBITED ON THE FOLLOWING LOTS: PARK LOT, LIFT STATION LOT, DRAINAGE EASEMENT LOT, WATER QUALITY / DETENTION LOTS, R.O.W. RESERVE LOTS, PUBLIC TRANSIT LOTS, H.O.A. LOTS, LANDSCAPE(LS) AND COMMERCIAL LOTS;

PRIOR TO RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED FOR THE FOLLOWING IMPROVEMENTS:
STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY & WASTEWATER COLLECTION FOR THE FOLLOWING STREETS:
BELLA FORTUNA DR., BOTTICELLI DR. , COMANO DR., CORSO CT.,COUNTY DOWN DR.,RESPINTO DR., DOMENICO CV., ELLENA CV., RUSSO DR., LAGO DE GARDA DR., LOMASSO DR., MENOTTI CT., MILANO DR., MURANO DR., MURANO CV., PLEASANT VALLEY RD., RAPHAEL DR., RAVENNA CV., SACRA DR. AND SAN PIETROO DR.

SLOPES IN EXCESS OF 15% EXIST ON: BLOCK A LOTS 7,8,29, BLOCK B LOTS 24,25, BLOCK F LOT 26, BLOCK J LOT 9, BLOCK K LOTS 76,77, BLOCK L LOTS 1-8,110-112. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.

NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN UTILITY EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.

CONSTRUCTION IN DRAINAGE EASEMENTS WILL NOT CAUSE PONDING, EROSION, OR INCREASED FLOW ON ADJACENT PROPERTIES.

PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.

WITH SECTION 30-2-232, SMALL LOT SUBDIVISION (BLOCKS A, B AND

FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN (LDC 30-5-301).

APPENDIX Q-2
IMPERVIOUS COVER

16. A TEN FOOT P.U.E . SHALL BE DEDICATED ON THE FINAL PLAT ALONG ALL ROAD RIGHTS—OF —WAY, EXCEPT A 15 FT. ELECTRICAL EASEMENT IS DEDICATED PER THIS PLAT ALONG BRADSHAW ROW AND S PLEASANT VALLEY RD ROW.

17. NO SMALL LOT SHALL FRONT ONTO AN ARTERIAL STREET (LDC 30—2—0232, C, 20). 18. ACCESS FOR RESIDENTIAL LOTS TO COLLECTORS OR ARTERIALS IS PROHIBITED IF ALTERNATIVE ACCESS AVAILABLE.

THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO CHAPTER 30-5 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY SECTION 30-5-213 and 30-5-0231 THEREOF.

14. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE CITY OF AUSTIN STANDARDS.

15. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE ENVIRONMENTAL CRITERIA MANUAL. CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF AREA OF EACH LOT.

% OF CATEGORY BUILDING/ AND OTHER IMPERVIOUS COVER SLOPE CATEGORIES 0 - 15 % 15 - 25 % 25 - 35 % OVER 35 %

TOTAL SITE AREA

Last Modified: Sep. 28, 18 - 11:46 Plot Date/Time: Sep. 28, 18 - 11:49:14

Item C-06 5 of 5

Bella Fortuna Preliminary Plan Location Map

